

Property Location

73 EDMUND ST

Map ID

16/ 93/ 37/ /

Bldg Name

State Use

101

Vision ID

823

Account #

845

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:39:15

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
QUAGLIATO ANTHONY R QUAGLIATO ROSEMARIE 73 EDMUND ST EAST LONGMEADOW MA 01028 GIS ID F_379422_2850910						Description	Code	Appraised	Assessed												
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	114200	114,200												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	84300	84,300												
						RESIDNTL.	101	600	600												
SUPPLEMENTAL DATA						Total		199,100	199,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
QUAGLIATO ANTHONY R		04462	0014	08-21-1977	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
								2020	101	108,500	2019	101	105,600	2018	101	97,900					
									101	84,300		101	81,900		101	81,900					
									101	600		101	600		101	600					
						Total		193400	Total	188100	Total	180400									
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card)114,200 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)600 Appraised Land Value (Bldg)84,300 Special Land Value0 Total Appraised Parcel Value199,100 Valuation MethodC Adjustment Net Total Appraised Parcel Value199,100													
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int					
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
60	04-01-1991	MN	Manual Note	1,000				DECK	09-30-2016			317	2	MEASURED							
									04-22-2004			317	14	INSPECTED							
									04-02-2004			AO	22	MAILER SENT							
									03-04-2004			311	2	MEASURED							
									07-15-1992			131	2	MEASURED							
									05-04-1992			131	14	INSPECTED							
									05-27-1980			500	3	MEAS+INSPCTD							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RC				8,712 SF	9.68	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.68	84,300
Total Card Land Units							0.200	AC	Parcel Total Land Area: 0.2000				Total Land Value							84,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	111.25	
Interior Floor 2			RCN	181,257	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1937	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	114,200	
FBM Sqft	538		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	144	7.48	1945	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	768		26.65	20,465
EPF	ENCL PORCH	0	96		40.14	3,854
FFL	1ST FLOOR	768	768		132.89	102,057
HST	HALF STORY	384	768		66.44	51,028
OPF	OPEN PORCH	0	24		11.07	266
WDK	WOOD DECK	0	192		18.69	3,588
Ttl Gross Liv / Lease Area		1,152	2,616	1,364		181,257

